

ESTATE MANAGEMENT DEPARTMENT
FACULTY OF ARCHITECTURE, PLANNING, SURVEYING
UNIVERSITI TEKNOLOGI MARA

RIVERFRONT DEVELOPMENT
CASE STUDY: KUANTAN RIVER

Academic Project Submitted In Partial
Fulfillment of the Requirements for the Award of the
Bachelor of Estate Management (Hons)

SITI ZALEHA BINTI MUHAMAD
2008284164
SEMESTER JANUARY 2010 - JUNE 2010

ACKNOWLEDGMENT

This acknowledgement is shown the final action to my final project. I felt very thankful to all parties and person that help me to finish my project. I had many experience from all action that I had taken to collected all data in this investigation. Firstly thankful to my lecture Mr. Mohamad Isa b Abdullah that give me supports to investigate this project. I also want to thankful to the department in Kuantan Municipal Council that had been giving me all information that related to the riverfront development of Kuantan River.

The department that had been involved is department of Planning and development especially to Mrs. Sa'diah binti Harun as technician that help me a lot from the beginning until end of my project..For information about the new riverfront development is from PASDEC Holdings Berhad that had shown me the issue that had been occurred surrounding Kuantan River.

The person that helps me a lot is Mr. Airunizam b Ismail as Project Coordinator. The other is from department of irrigation and drainage department that help me a lot about the guideline concept for riverfront development especially Mr. Haji Fauzi.I also very thankful to my family and friend that help me to give support and encourage for my Final Project.

ABSTRACT

As we know, water is related to the river. River is one of the important sources to people in the world. The development also is very important for the improvement of certain areas. Some of the areas have not enough space for the development because the area is covered with water and not land such as in Pahang. Pahang have the longest distance of river than other states. The riverfront development is one of the actions that had been "taken by authority to fulfill the requirement of the development for that area. In this study, it is an investigation about the riverfront development surrounding Kuantan River. The investigation is more about the guideline concepts and problems that occurred to the riverfront development at Kuantan River. The guidelines concept that had been used by all parties related to the development such as the authority and the developers. The guidelines concept that had been used by them is more to the condition and limitation for the development that had been developed. When riverfronts development started in the areas, the problems and issues will arise especially the ones involving society surrounding. The problem occurred involve the aspect of physical, economic and social. Although some riverfront development projects continue to remain profitable with successfully maintaining the public access component and many have not. This research project will show the implementation of guidelines concept and problem that occurred related to the riverfront development at Kuantan River.

LIST OF CONTENTS

CHAPTER	TITLE	PAGES
	Title page	i
	Student declaration	ii
	Supervisor declaration	iii
	Acknowledgement	iv
	Abstract	v
	List of contents	vi
	List of tables	xi
	List of figures	xii
	List of abbreviations	xiv
	List of appendices	xv
CHAPTER 1	INTRODUCTION	
	1.1 Background	1
	1.2 Problem statement	3
	1.3 Objective	5
	1.4 Scope and limitation of study	5
	1.5 Benefits of the study	6
	1.6 Methodology	6
	1.6.1 Primary data	7
	1.6.2 Secondary data	7
	1.6.3 Step of study	7
	1.7 Arrangement of the chapter	10

CHAPTER 2 LITERATURE RIVIEW

2.1	Introduction	12
2.2	Definition	13
2.2.1	River	13
2.2.2	Development	14
2.2.3	Property	16
2.3	River	17
2.3.1	River in the city at other area	17
2.3.2	Step prevention for development along the river	19
2.4	Property development	20
2.4.1	Duties and responsibility	20
2.4.2	The guidelines specific zones according to land	21
2.4.2.1	Zone of public recreation	21
2.4.2.2	Coastal zone forest	21
2.4.2.3	Zone of mangroves forest	22
2.4.2.4	Zone of river estuary and river	22
2.4.2.5	Above water development zone	23
2.5	Guidelines of riverfront development	23
2.5.1	Necessity of river gazette	24
2.5.2	Guidelines concept of riverfront development	25
2.5.2.1	Rivers is main centre	27
2.5.2.2	The prevention of gazette and storage river	27
2.5.2.3	Considered riverfront development	28
2.5.2.4	Rate flow of river	28
2.5.2.5	Permanent building and infrastructure	29
2.5.2.6	River view	30